

BYLAW NO. 53Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0094)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 to change the Land Use Designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

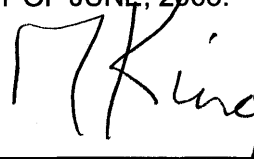
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use Map shown as shaded on Schedule "B" to this Bylaw, including any Land Use Designation, or specific Land Uses and Development Guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 20th DAY OF JUNE, 2005.

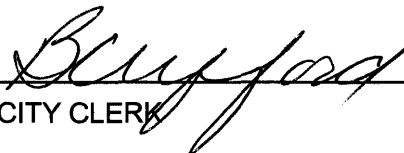
READ A SECOND TIME, AS AMENDED, THIS 27th DAY OF JUNE, 2005.

READ A THIRD TIME, AS AMENDED, THIS 27th DAY OF JUNE, 2005.



DEPUTY MAYOR

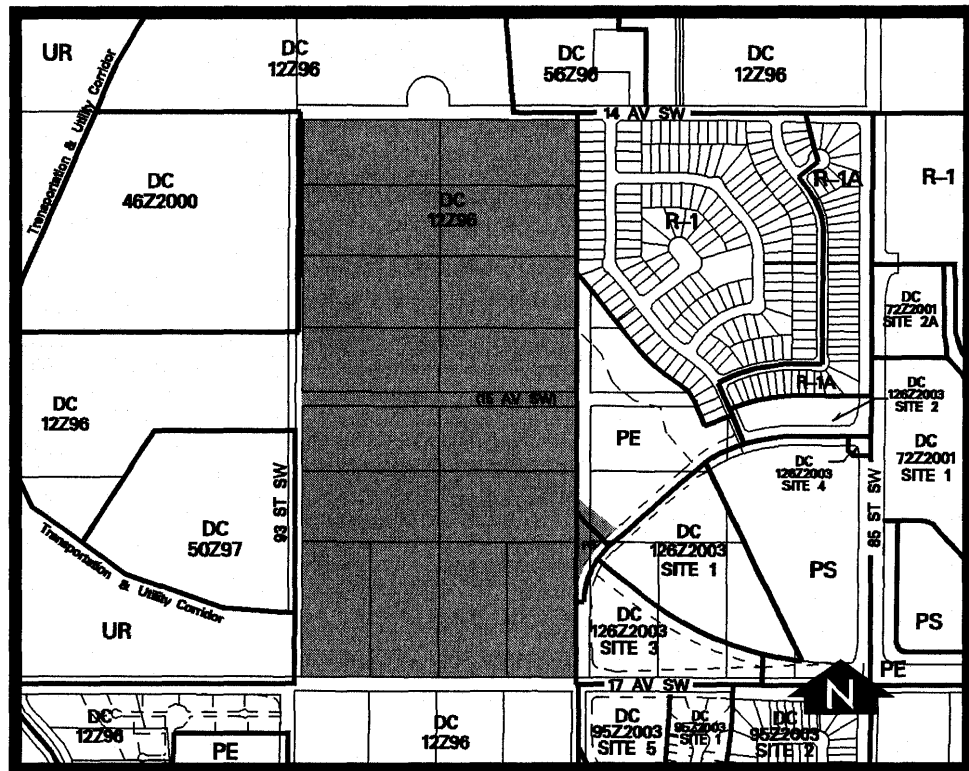
DATED THIS 12th DAY OF JULY, 2005.



ACTING CITY CLERK

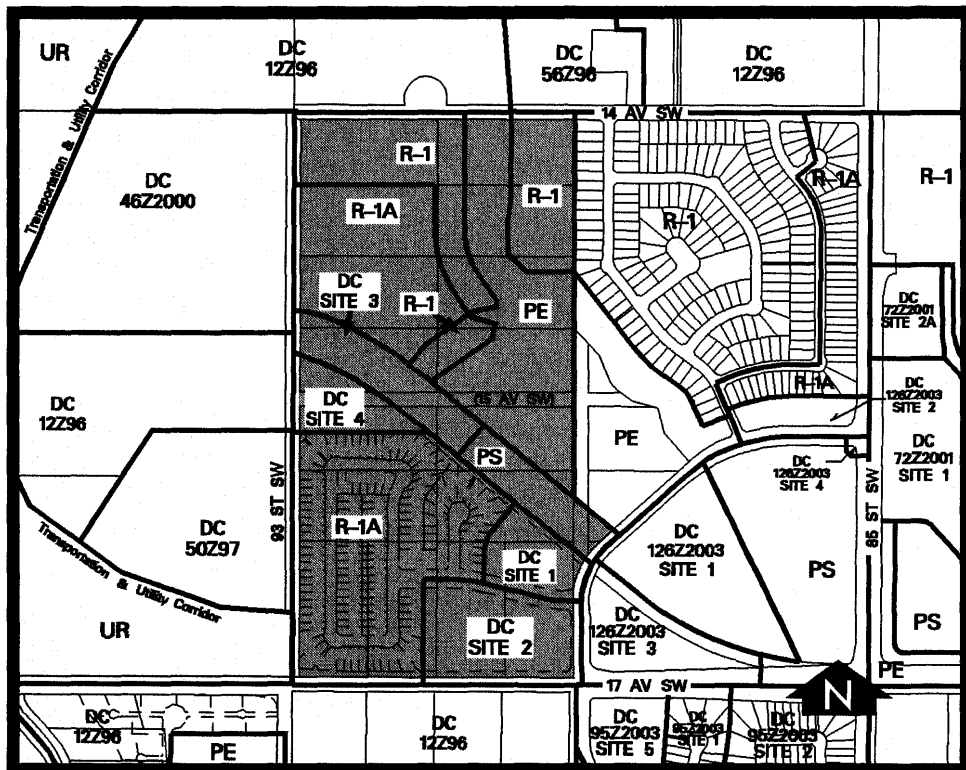
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 1.00 hectares ± (2.47 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4/100 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively except for the deletion of single-detached

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SCHEDULE B

CONTINUED

dwelling and semi-detached dwellings and with the additional Discretionary Use of live-work units (N.P.).

For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on-site.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-4/100 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4/100 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

- (i)** Density for townhouse development shall be limited to a maximum of 65 uph (26 upa); and
- (ii)** Overall density shall be a minimum of 74.1 units per ha (30 upa).

(b) Building Height

- (i)** A maximum of three storeys not exceeding 10 metres at any eaveline; and
- (ii)** For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of a building.

(c) Yards

For townhouses, a minimum of 1.0 metres and a maximum of 3.0 metres shall be provided adjacent to all public streets.

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SCHEDULE B

CONTINUED

(d) **Building Design**

Buildings shall be designed to be street orientated and where possible should include primary entrances to units directly fronting the public street at grade.

(e) **Live-Work Units**

- (i) the number of employees, excluding residents, of the live-work units shall be limited to one;
- (ii) uses shall be limited to those that do not create a nuisance by the way of electronic interference, dust, noise, odour, smoke, bright light, or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
- (iii) each live-work unit may have one non-illuminated identification sign with a maximum area of 0.1 square metres, that shall not deter from the residential nature of the building in which it is located, to the satisfaction of the Approving Authority;
- (iv) dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the
- (v) there shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;
- (vi) the portion used for work purposes shall be restricted to the ground floor only and shall have its primary entrance/front door oriented externally from the building, not internally to the building;

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SCHEDULE B

CONTINUED

- (vii) a sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development; and
- (viii) live-work units shall only be allowable as discretionary uses if included in the initial development permit approvals and building construction. After initial construction of such live-work units, new work-related uses will be discretionary and subject to a notice-posted development permit.

Site 2 2.018 ha ± (5.39 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively except for the deletion of single-detached dwellings and semi-detached dwellings and with the additional Discretionary Use of live-work units (N.P.).

For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on-site.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

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SCHEDULE B

CONTINUED

- (a) **Density**
 - (i) Density for townhouse development shall be limited to a maximum of 65 uph (26 upa); and
 - (ii) Overall site density shall be a minimum of 54 uph (22 upa).
- (b) **Building Height**
 - (i) A maximum of three storeys not exceeding 10 metres at any eaveline; and
 - (ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of a building.
- (c) **Yards**

For townhouses, a minimum of 1.0 metres and a maximum of 3.0 metres shall be provided adjacent to all public streets.
- (d) **Building Design**

Buildings shall be designed to be street orientated and where possible should include primary entrances to units directly fronting the public street at grade; and
- (e) **Live-Work Units**
 - (i) the number of employees, excluding residents, of the live-work units shall be limited to one;

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SCHEDULE B

CONTINUED

- (ii) uses shall be limited to those that do not create a nuisance by the way of electronic interference, dust, noise, odour, smoke, bright light, or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
- (iii) each live-work unit may have one non-illuminated identification sign with a maximum area of 0.1 square metres, that shall not deter from the residential nature of the building in which it is located, to the satisfaction of the Approving Authority;
- (iv) dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the unit;
- (v) there shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;
- (vi) the portion used for work purposes shall be restricted to the ground floor only and shall have its primary entrance/front door oriented externally from the building, not internally to the building;
- (vii) a sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development; and
- (viii) live-work units shall only be allowable as discretionary uses if included in the initial development permit approvals and building construction. After initial construction of such live-work units, new work-related uses will be discretionary and subject to a notice-posted development permit.

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SCHEDULE B

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Site 3 1.18 hectares ± (2.92 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively except for the deletion of single-detached dwellings and semi-detached dwellings and with the additional Discretionary Use of live-work units (N.P.)

For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on-site.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

- (i) Overall site density shall be a minimum of 44 uph (18 upa); and
- (ii) Overall density shall be a minimum of 37.05 units per ha (15 units upa).

(b) Building Height

- (i) A maximum of three storeys not exceeding 10 metres at any eaveline; and
- (ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of a building.

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SCHEDULE B

CONTINUED

(c) Yards

For townhouses, a minimum of 1.0 metres and a maximum of 3.0 metres shall be provided adjacent to all public streets.

(d) Building Design

Buildings shall be designed to be street orientated and where possible should include primary entrances to units directly fronting the public street at grade.

(e) Live-Work Units

- (i)** the number of employees, excluding residents, of the live-work units shall be limited to one;
- (ii)** uses shall be limited to those that do not create a nuisance by the way of electronic interference, dust, noise, odour, smoke, bright light, or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
- (iii)** each live-work unit may have one non-illuminated identification sign with a maximum area of 0.1 square metres, that shall not deter from the residential nature of the building in which it is located, to the satisfaction of the Approving Authority;
- (iv)** dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the unit;
- (v)** there shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;
- (vi)** the portion used for work purposes shall be restricted to the ground floor only and shall have its primary entrance/front door oriented externally from the building, not internally to the building;

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SCHEDULE B

CONTINUED

- (vii) a sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development; and
- (viii) live-work units shall only be allowable as discretionary uses if included in the initial development permit approvals and building construction. After initial construction of such live-work units, new work-related uses will be discretionary and subject to a notice-posted development permit.

Site 4 0.98 ha ± (2.42 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively except for the deletion of single-detached dwellings and with the additional Discretionary Use of live-work units (N.P.).

For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on-site.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

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SCHEDULE B

CONTINUED

(a) Density

- (i) Overall site density shall be a minimum of 44 uph (18 upa); and
- (ii) Overall density shall be a minimum of 37.05 units per ha (15 units upa).

(b) Building Height

- (i) A maximum of three storeys not exceeding 10 metres at any eaveline; and
- (ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of a building.

(c) Building Design

Buildings shall be designed to be street orientated and where possible should include primary entrances to units directly fronting the public street at grade.

(d) Live-Work Units

- (i) the number of employees, excluding residents, of the live-work units shall be limited to one;
- (ii) uses shall be limited to those that do not create a nuisance by the way of electronic interference, dust, noise, odour, smoke, bright light, or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
- (iii) each live-work unit may have one non-illuminated identification sign with a maximum area of 0.1 square metres, that shall not deter from the residential nature of the building in which it is located, to the satisfaction of the Approving Authority;

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- (iv) dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the unit;
- (v) there shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;
- (vi) the portion used for work purposes shall be restricted to the ground floor only and shall have its primary entrance/front door oriented externally from the building, not internally to the building;
- (vii) a sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development; and
- (viii) live-work units shall only be allowable as discretionary uses if included in the initial development permit approvals and building construction. After initial construction of such live-work units, new work-related uses will be discretionary and subject to a notice-posted development permit.

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ADVERTISED IN the Calgary Herald ON 05/26/05

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BYLAW 5322005

ASPEN WOODS

To redesignate the land located at 9100 - 17 Avenue SW, a portion of 8700 - 17 Avenue SW and a portion of 1505 - 85 Street SW (Plan 6510AN, Blocks 1-32; Plan 0313112, a portion of Area A) from DC Direct Control District to R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, PS Public Service District, PE Public Park, School and Recreation District and DC Direct Control District to accommodate medium density residential development.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/53Z2005

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APPROVED AS TO CONTENT 
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM 
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable) _____

DATE OF COUNCIL INSTRUCTION
(if applicable) _____